

ADDENDUM TO SELLER'S PROPERTY DISCLOSURE (SPDR-1) STATUTORY DISCLOSURES PURSUANT TO FLORIDA LAW

Property: 1605 Michigan Avenue, Unit #929, Miami Beach, FL 33139

This Addendum is provided pursuant to the disclosure obligations established by *Johnson v. Davis*, 480 So. 2d 625 (Fla. 1985), Florida Statutes §475.278, Florida Statutes §162.06, and the FAR/BAR "AS IS" Residential Contract for Sale and Purchase.

A. Unpermitted and Defective Renovation Work

Substantial renovation and repair work was performed on the Property by an individual who was not a licensed contractor in the State of Florida. The work was performed without obtaining required building permits (though permit applications were subsequently submitted by a licensed contractor and were in review until the contractor was terminated and Seller initiated litigation) from the City of Miami Beach Building Department. The scope of work includes, but may not be limited to, remodeling of the kitchen and bathrooms, plumbing and electrical alterations, and installation of various fixtures.

Seller has knowledge that some of the work is defective and does not meet applicable building codes. Because the work was performed by an unlicensed individual without permits, the improvements were not inspected or approved by city building officials as required by the Florida Building Code. Buyer understands that any unpermitted or substandard work will likely need to be brought into compliance, which may require obtaining after-the-fact permits, opening walls for inspection, upgrading materials to code, or removing and redoing certain work.

Seller is aware that a termite treatment was performed during the renovation. The extent of any past termite damage is unknown to Seller. No warranty exists as to whether any infestation has been fully eradicated, and Buyer is advised to obtain an independent termite/WDO inspection.

B. Open Permit / Permit Status

There is currently an open, unresolved permit issue relating to the renovation work performed on the Property. To the extent permits were never obtained, the work remains unpermitted.

Buyer will be responsible for resolving this open permit status after closing, which may include finalizing work with the City of Miami Beach Building Department or obtaining a new permit to complete or redo the work. Seller has provided Buyer with any documentation in Seller's possession regarding the permit issue.

C. Code Enforcement Disclosure Pursuant to Florida Statutes §162.06

The Property is subject to an open code enforcement case with the City of Miami Beach Code Compliance Department. The City issued a Notice of Violation concerning the unpermitted work and code deficiencies at the Property. As of the date of this disclosure, this violation has

not been cured. There is an outstanding order requiring the owner of the Property to correct the work and obtain proper permits.

The City's Notice of Violation may be labeled "Unsafe Structure" due to the unpermitted work. This is standard City code enforcement terminology for properties with unpermitted improvements and does not mean the Property is structurally unsound or in danger of collapse. Seller is not aware of any actual structural instability in the unit. The designation relates to the lack of proper permits and inspections, not to any imminent physical danger.

Pursuant to Florida Statutes §162.06(5), Buyer is hereby notified in writing that UPON ACQUIRING THE PROPERTY, BUYER WILL BE LEGALLY RESPONSIBLE FOR BRINGING THE PROPERTY INTO COMPLIANCE WITH THE APPLICABLE BUILDING CODES AND ANY ORDERS ISSUED IN THE CODE ENFORCEMENT PROCEEDING. This includes obtaining permits, making necessary repairs or alterations to meet code, and scheduling inspections with the City. BUYER WILL ALSO BE RESPONSIBLE FOR ANY FINES OR PENALTIES that may accrue from the date of closing forward if compliance is not achieved by deadlines set by the code enforcement board or official.

Seller has delivered to Buyer copies of all relevant documents pertaining to this code enforcement matter, including the Notice of Violation and any related correspondence, hearing notices, or orders from the City of Miami Beach. Buyer acknowledges receipt of these documents.

D. Pending Litigation

Seller discloses that there is ongoing litigation related to the above-described unpermitted and defective work performed at the Property. Seller has filed a civil lawsuit against the unlicensed contractor as well as the licensed contractor who subsequently submitted permit applications on behalf of the originally unlicensed contractor. The suit is pending in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, seeking damages for breach of contract, unlicensed contracting, and negligence. That case is currently pending and remains unresolved as of the date of this disclosure.

There are no claims or liens against the Property arising from this lawsuit, and no party is seeking to encumber the Property or has filed any counterclaim against Seller. The litigation is solely an effort by Seller to recover damages from the contractor for the defective work. The Buyer will not inherit any litigation risk or become a party to the lawsuit by purchasing the Property. Any recovery obtained by Seller in the lawsuit is a separate matter from the sale and does not reduce Buyer's responsibility to address the physical defects.

Buyer should be aware that the defects giving rise to this litigation remain unresolved and will become Buyer's responsibility to address after closing. Buyer agrees to take title to the Property subject to the disclosed conditions.

E. Seller Has Never Occupied the Property

Seller has never lived in or occupied the Property during Seller's period of ownership. Therefore, aside from the issues specifically described in this disclosure (which became known to Seller through third-party reports, legal actions, and governmental notices), Seller has limited firsthand knowledge of the Property's condition. Seller cannot warrant the absence of other defects. Buyer is strongly encouraged to conduct independent inspections of the Property at Buyer's expense.

F. "As Is" Sale - No Repairs by Seller

The Property is being sold "AS IS." Seller will not be making or paying for any repairs or improvements to cure the above-described issues. Buyer is accepting the Property in its existing condition, with all faults. Buyer will be responsible after closing for any and all remediation, repairs, permitting, or code compliance measures required. By proceeding with this transaction after reviewing these disclosures, Buyer agrees to assume responsibility for the disclosed issues.

G. Documents Provided

Pursuant to Florida Statutes §162.06, Seller has provided the following documents to Buyer:

- ☒ Notice of Violation from City of Miami Beach
- ☒ Code Enforcement hearing notices and/or orders
- ☒ Permit application documents (if any)
- ☒ Correspondence with City of Miami Beach Building Department
- ☒ Other: HOA Approval of Work

BUYER'S ACKNOWLEDGMENT

Buyer acknowledges: (a) receipt of this Addendum and the documents listed above; (b) that Buyer has read and understands the disclosed conditions; (c) that Buyer will be responsible for code compliance and any associated costs after closing; and (d) that Buyer agrees to proceed with the purchase of the Property subject to the disclosed conditions.

SELLER:

Signature: _____ Date: _____

Print Name: _____

BUYER:

Signature: _____ Date: _____

Print Name: _____

THIS INSTRUMENT PREPARED BY:
Steven M. Auerbacher, Esq
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408

AND RETURN TO:
Pathman Law, LLC
One Biscayne Tower, Ste. 2400
Temporary Suite 2050
2 South Biscayne Blvd., Miami, FL 33131
Attn: Suzette M. Reyes, Esq.

Property Appraisers Parcel Identification (Folio)
Number: 02-3234-090-0050

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 14th day of August, 2024 by James Drew and Katherine Bell, husband and wife, whose post office address is 1500 North Beverly Drive, Beverly Hills, CA 90210 herein called the Grantors, to La Bella Casetta, LLC, a Florida limited liability company, whose post office address is 1605 Michigan Avenue, 929, Miami Beach, FL 33139, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MIAMI-DADE County, State of Florida, viz.:

Unit No. 929 of Exotic Villas Condominium, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 16380, Page 3923, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

a/k/a 1605 Michigan Avenue, Unit 929, Miami, FL 33139

Subject to easements, restrictions and reservations of record without reimposing same and taxes for the year 2024 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors warrant the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

LAWRENCE CURRAN

Witness #1 Printed Name

2042 N BEACHWOOD DR., APT 4,
Witness #1 Address LOS ANGELES, CA 90068

Witness #2 Signature

FREDERICK TAINO

Witness #2 Printed Name

12939 Dickens St Studio City
Witness #2 Address CA 91604

James Drew

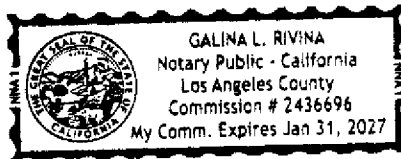
Katherine Bell

STATE OF California

COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August, 2024 by James Drew and Katherine Bell, husband and wife, who are personally known to me or have produced driver license as identification.

SEAL



Notary Public

Galina L Rivina
Printed Notary Name

My Commission Expires: 01/31/2027



Date: August 15th, 2024
La Bella Casetta LLC

Subject: New Owner Approval for La Bella Casetta LLC

We are pleased to inform you that 1605 michigan ave, 929 Miami beach, Florida, 33139 Miami Beach, FL, 33139 **We acknowledge receipt of your application and are satisfied with the provided documentation.**

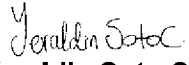
The Exotic Association board has reviewed your application and found it to be in compliance with all necessary requirements and regulations. **Therefore, we are delighted to grant approval of your tenant/buyer application to Valerio Spinaci owner of la Bella Casetta LLC**

Please be informed that your request has been processed promptly, and approval is given today, August 15th, 2024.

Furthermore, you are welcome to occupy the unit at your convenience, with the agreed-upon occupancy date being August 15th, 2024. We trust that you will adhere to all association rules and regulations and contribute positively to the community.

If you have any further questions or require assistance, please do not hesitate to contact our office.

Warm regards,


Yeraldin Soto C.
JMK PROPERTY MANAGEMENT
SPECIAL PROJECT MANAGER

IMPORTANT NOTICE

Sep 16, 2024 at 8:44:14 AM
935 16th St
Miami Beach FL 33139
United States

MIAMIBEACH

BVC24001418

BUILDING DEPARTMENT
1700 Convention Center Drive
Miami Beach, Florida 33139
www.miamibeachfl.gov

NOTICE OF VIOLATION

Violator:

LA BELLA CASETTA, LLC c/o PATHMAN LAW, LLC

2 S BISCAYNE BLVD STE 2400
MIAMI, FL 33131

Owner:

LA BELLA CASETTA, LLC c/o PATHMAN LAW, LLC

2 S BISCAYNE BLVD STE 2400
MIAMI, FL 33131

Case Information:

Case No: BVC24001418

Sub-Type: Building Violations - Combo

Date Inspected: 09/13/2024

Property Address: 1605 MICHIGAN AVE

Fees (if applicable):

Proximity/Unit: 929

Permit #:

Days to Comply: 60

You must take the necessary action(s) to correct or eliminate the violation(s) and **contact the Inspector listed below**. If you do not comply within **60 days** from receipt of this notice, the City of Miami Beach Building Department will file charges and present this case before the governing agency having jurisdiction. If you intend to pull a permit in response to this violation, a copy of the violation notice must be supplied to the Building Department. Any fines or fees incurred from this violation that remain outstanding will result in a lien being placed on the property.

Received By:

Ibrahim Alvarez
Senior Building Inspector

Signature: _____

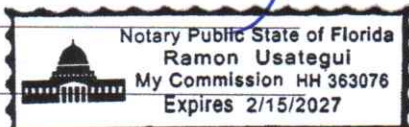
Printed Name: _____

VIOLATION(S)

Unit: **BV-9165**

THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

09-16-2024 08:44 AM

Applicant Information (Blue or Black Ink Only)					
Code in Effect: Florida Building Code (FBC), 8th Edition (2023) 8th Edition 2023		Master Permit (If applicable):		Florida Statute 553.79 (16) regarding permit timelines. Please select one (Required): ☒ Opt OUT ☐ Opt IN <i>For more information, see attached F.S.553.79(16)</i>	
		Recertification and/or Violation No. (If applicable):	BVC24001418		
Property Address: 1605 Michigan Av		Unit #: 929	Parcel/Folio Number: 02-3234-090-0050		
Permit Type (select one)		Permit Request (select all that apply)		Property Information (select one)	
☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Roofing ☐ Phased Permit ☐ Demo year-built ☐ Generator ☐ Temp Structure ☐ Fire ☐ Shop Drawings ☐ Sub-permit		☐ New Permit ☐ Change of Contractor ☐ Change of Arch/Engr ☐ Change of Owner ☐ LEED ☒ Interior, Non-Structural ☐ Affordable Housing ☐ Permit Extension ☐ Permit Renewal ☐ Permit Revision ☐ Private Provider ☐ City Project ☐ Reprieve Permit		☒ Commercial/Condominium ☐ Residential: Single-Family Residence/Duplex Occupancy Classification: R-1 <i>Attach a copy of the construction cost affidavit to this form</i>	
Type of Work		Value of Work (This amount cannot be changed once submitted)		Area of Work (SqFt)	
New Construction/Additions:		\$ 0			
Alterations/Reconfig of space:		\$ 12,700		186	
Description of Work: Bathroom remodel, repair/replace plumbing fixtures and kitchen cabinets, patch and					
Property Owner			Contractor		
Name: LA BELLA CASETTA LLC			Name: SUN STATE BUILDING SERVICES LLC		
Address: 1605 Michigan Ave		Suite: 929	Address: 3421 SW 64 Avenue		Suite:
City: Miami Beach	State: FL	Zip Code: 33139	City: Miami	State: FL	Zip Code: 33155
Driver's License/State Identification:			Contractor License Number: CGC1524945		
E-Mail Address (REQUIRED): la.bella.casetta.1605@yahoo.com		Daytime phone: 7863091890	E-Mail Address: parodi.javier@gmail.com		Daytime phone: 3057726033
Architect			Structural Engineer		
Name:		License Number:	Name:		License Number:
E-Mail Address:		Daytime phone:	E-Mail Address:		Daytime phone:
Notice & Certification					
This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc. Owner's Affidavit: I certify that all the foregoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above. Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.					
☒ Owner/Lessee for new permits (Documentation establishing ownership may be requested). ☐ Owner Builder Permit (must complete Owner Builder Affidavit) ☐ Master Permit Contractor of Record (For sub-permit / change of contractor).					
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$5,000.00 AND MUST BE POSTED AT THE JOBSITE PRIOR TO FIRST INSPECTION.					
Signature of Owner/Agent or GC (for Sub-permits): <i>Valerio Spinaci</i> PRINT NAME: Valerio Spinaci STATE OF Texas COUNTY OF Harris The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 2nd day of October , 20 24 by Valerio Spinaci Signature of Notary Public: <i>Courtney Jones</i> PRINT NAME: Courtney Jones (SEAL)  Personally known ☒			Signature of Qualifier: <i>Javier Parodi</i> PRINT NAME: Javier Parodi STATE OF FL COUNTY OF Dade The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 8 day of October , 20 24 by Javier Parodi Signature of Notary Public: <i>Ramon Usategui</i> PRINT NAME: Ramon Usategui (SEAL)  Personally known ☒		
or Produced Identification, DRIVER LICENSE Electronically signed and notarized online using the Proof platform.					

Construction Cost Affidavit

Valerio Spinaci, acting as agent (owner, registered agent, or legal representative) and I (general contractor/ sub-contractor), Javier A Parodi do hereby attest that the construction costs indicated herein for **Permit Number** _____ at property address 1605 Michigan Ave # 929 are accurate for this construction project.

Note: This affidavit is only required for job values that are \$5,000 or greater. The Master Permit - Building Cost requires a minimum value of \$60/SF for Alterations and \$110/SF for New Construction. In order to arrive at the acceptable approximate job value for Building Costs EXCLUDING the cost of any Mechanical, Electrical, and Plumbing calculate the square footage of the area of work and multiply by \$60/SF for Alterations or \$110/SF for New Construction, plus the actual costs of flooring replacement if flooring replacement is in the scope of work. (E.g. Bathroom 40SF X \$60 plus Kitchen 80SF X \$60 = \$7200, plus cost of Flooring wherever replaced).

Master Permits:

Building cost (excludes roofing, windows, doors, railings, other, and Mechanical, Electrical, and Plumbing): \$ 9,000.00

Stand alone and sub-permits

Roofing \$: _____ Windows/Doors \$: _____ Railings \$: _____
Electrical \$: _____ Mechanical \$: _____ Plumbing \$: 3,700.00
Flooring \$: _____ Other \$: _____ Description: _____

Total Project Cost \$: 12,700.00

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Registered Owner/Agent or GC: Valerio Spinaci

Registered Contractor: Javier Parodi

Signature of Owner/Agent or GC (for Sub-permits) Valerio Spinaci

Signature of Qualifier: [Signature]

The foregoing instrument was acknowledged before me, **by means of**

☐ physical presence or ☒ online notarization,

this 2nd day of October, 2024

by Valerio Spinaci, who is personally known to me or

who has produced DRIVER LICENSE

as identification

Notary Public, State of Texas

County of Harris

Courtney Jones Courtney Jones

Printed Name and Signature

Commission Number: 13444822-1

07/11/2027

Commission Expires: _____
Electronically signed and notarized online using the Proof platform.

Revised 12.19.2023

Previous Version 5.23.2023

The foregoing instrument was acknowledged before me, **by means of**

☒ physical presence or ☐ online notarization,

this 8 day of October, 2024

by Javier Parodi, who is personally known to me or

who has produced _____

as identification.

Notary Public, State of Florida

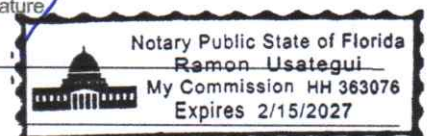
County of Dade

[Signature]

Printed Name and Signature

Commission Number: _____

Commission Expires: _____



PERMIT CORRECTIONS REPORT (BCR2403677)

PERMIT ADDRESS: 1605 MICHIGAN AVE, 929
Miami Beach, FL 33139

PARCEL: 0232340900050

APPLICATION DATE: 10/14/2024

SQUARE FEET: 186.00

DESCRIPTION: #929/ Replace kitchen cabinets, counter tops, bathroom vanity, bath tub, sink, toilet and shower valves. bathroom and kitchen sink. No electrical or mechanical work. Existing Layout to remain. Repaint the unit and retile the bathroom walls.

EXPIRATION DATE: **VALUATION:** \$9,000.00

CONTACTS	Name	Company	Address
Applicant	alex garcia Javier Parodi		test 3421 SW 64 Avenue Miami, FL 33155
Contractor - General	JAVIER PARODI [CGC152494]	SUN STATE BUILDING SERVI	3421 SW 64 AVENUE MIAMI, FL 33155
Owner		LA BELLA CASSETTA, LLC c/o I	2 S BISCAYNE BLVD, STE 2400 MIAMI, FL 33131

Bldg - PR - Building - Condo - Interior Alteration		Version: 3	Date Received: 03/18/2025	Date Completed: 03/27/2025	Status: Fail
Building Review	Status: Pass	Assigned: 3/18/25	Completed: 3/27/25	Juan Bistolfi Ph: email: JuanBistolfi@miamibeachfl.gov	
Fire Building Review	Status: Pass	Assigned: 3/18/25	Completed: 3/19/25	Miguel Ruiz Ph: 786-348-8231 email: MiguelRuiz@miamibeachfl.gov	
Plumbing Review	Status: Fail	Assigned: 3/18/25	Completed: 3/26/25	Rogelio Lorenzo Ph: 305-998-2108 email: RogelioLorenzo@Miami	
Correction: General Correction					
Comments:					
BCR2403677/03-26-2025/Pending correction.					
A) WC/shower not vented. see FBC 912.1, provide all sanitary pipe sizes.					
5) P-1, floor plan and isometric not the same.					
8) Sanitary details provided not a per job conditions.					
Rogelio Lorenzo SR plans reviewer /Rogeliolorenzo@miamibeachfl.gov /305-998-2108					
Submittal Version Complete	Status: Fail	Assigned: 3/27/25	Completed: 3/27/25	Rose Hernandez Ph: email: rosehernandez@miamibeachfl.gov	
Correction: Pending Uploads					
Comments:					
Submittal cycle has failed due to one or more failed review(s). If you need to resubmit plans, you must re-submit the entire set for the discipline requesting corrections, even if there are sheets with no corrections					
If you have a question or concern on a review comment, you may email the reviewer directly. Or you may schedule an in-person appointment at www.miamibeachfl.gov/buildingappt					



JMK
PROPERTY MANAGEMENT

December 22, 2024

To Whom It May Concern,

Subject: Authorization for Remodeling Work – Exotic Condo Association

Dear Sir/Madam,

This letter confirms that the Exotic Condo Association has granted permission for the unit owner of **1605 Michigan Ave, Unit 929**, under the ownership of **La Bella Casetta LLC**, to proceed with remodeling work within the unit. The proposed renovations have been reviewed and are compliant with the guidelines and requirements established by the Association.

The owner is responsible for ensuring that all work adheres to the rules and regulations of the Exotic Condo Association, as well as any applicable local building codes and ordinances. Additionally, the owner must take all necessary precautions to minimize disruptions to neighboring residents and maintain the safety and cleanliness of common areas throughout the renovation process.

If you have any questions or require further clarification, please contact the Exotic Condo Association office.

Thank you for your attention and cooperation.

Sincerely,

Patrick Kopil
Board President
Exotic Condo Association

Dec 22, 2024



Signed before me on 12-22-24
Know personally -

Magistrate Hearing Regarding Violations - No Fines Due or Accruing

Alarcon, Ricardo

Thursday, May 28 at 11:01 AM



> To: La Bella Casetta, Rothstein, Steven and 2 more Cc: Alvarez,, Mejia, and 1 more

Joint Continuance request Granted.

New date for Hearing [9/1/2026](#).

MIAMIBEACH

Ricardo J. Alarcon, Esq., Assistant City Attorney II / Municipal Prosecutor

OFFICE OF THE CITY ATTORNEY

1700 Convention Center Drive, Fourth Floor

Miami Beach, FL 33139

Tel: 305-673-7470 Ext. 26282 / Fax # 305-673-7002 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

Please note that Florida has a broad public records law and that any communication with the City could be considered a public record. If you do not wish for your email address to become a public record, please use the telephone or some other method of conveying your message.

[Show History](#)